

**Springfield District Fairfax Center Area Land Use Committee Meeting
October 7, 2002**

7:00 p.m.

Conference Room 9, 12000 Government Center Parkway, Fairfax, VA 22035

COMMITTEE MEMBERS PRESENT:

Emerson Cale, Chair, *Greenbriar Civic Association*
Fred Bailey, *Deerfield Forest Homeowners Association*
Mark Cummings, *Brentwood Civic Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Jeff Saxe, *Fairfax County Chamber of Commerce*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*
Norman Byers, *Supervisor Elaine McConnell's Office*

OTHER:

Peter Murphy, *Planning Commission*

APPLICATIONS PRESENTED

Meadows Farms, Clifford & Madonna Taylor, Applicant

SE 2002-SP-032

Location: 12908 Lee Highway

Applicant seeks a special exception in order to allow the Equity Homes rezoning application (RZ 2002-SP-004) to proceed, as well as to allow the current leasee to remain on the property and to operate a plant nursery. The applicant has a contract with Equity Homes, although the residential development would be phased to allow the plant nursery to remain in operation until the expiration of the lease term.

Planning Commission Hearing Scheduled: 11/06/02

Attorney/Agent: Lynne Strobel, Walsh, Colucci, Stackhouse, Emrich & Lubely, P.C.

Ms. Strobel noted the special exception is part of the larger assemblage of Equity Homes. Equity Homes plans to phase construction of the development to concur with the expiration of the nursery lease in 2005.

Committee members noted that the frontage could be more attractive and the traffic issues surrounding the intersection of Rt. 29 and Hampton Forest Way should be addressed, specifically, a "left turn signal" should be considered for the movement of traffic west bound on Rt. 29 to left on Hampton Forest Way because of the sight distance problem.

All committee members voiced approval of application.

McDonald's Corporation

SE-01-S-055

PCA-74-2-112-3

Applicant seeks to construct a McDonald's restaurant.

Location: West Ox Rd. between I-66 and Rt. 29.

Planning Commission Hearing Scheduled: 11/07/02

Attorney/Agent: Cathy Puskar, Walsh, Colucci, Stackhouse, Emrich & Lubely, P.C.

Ms. Puskar noted the plan changes with regard to traffic pattern/flow into the site. She also noted the sidewalk connection with West Ox Rd., signage, and lighting plan.

Committee members voiced concern with the existing turn lane into the Mobil station. They noted this partial turn lane should be extended completely across the West Ox Road frontage of the McDonald's property to the private driveway that McDonalds will be using to enter their facility. This full turn lane should be the standard width of a turn lane with the taper in front of the Mobil station.

All committee members approved application with a condition for the full turn lane as indicated above.

Fair Oaks Child Development Center

SE 2002-SP-025

Applicant seeks to amend the existing special permit to allow an increase in the total number of children cared for in its child care center, to construct an addition to the building, to increase the land area and make other site changes as required to accommodate the addition and children.

Location: 12001 Lee Highway

Planning Commission Hearing Scheduled: 11/14/02

Agent: Jane Kelsey, Jane Kelsey & Associates, Inc.

Presenter: Lori Greenlief, Greenlief Consulting, LLC & Max Borges, Max Borges, Inc.
(architect)

Ms. Greenlief noted that plans included construction of a building to the back of the existing building, a play area, stormwater management facility. She noted the FAR is 0.09 and the trips per day would be 282 (doubled).

Committee members suggested the fencing to be of solid wood frame. Also noted were concerns about lighting and construction vehicle access.

Members from the Marymead and Glen Alden communities were present and voiced concerns about the ingress into and egress from the facility. Of particular concern was the traffic flow at the Marymead entrance. Committee members and Planning Commissioner stated the traffic issue needs to be worked out with staff, Fairfax County Transportation Department and the Virginia Department of Transportation (VDOT).

All committee members present voiced approval for this application.

Fairfax County Water Authority

The Fairfax County Water Authority will discuss the Stringfellow Road Water Main project. This project will extend approximately 5,800 feet of new 24-inch diameter water main along Lee Jackson Memorial Highway (Route 50) from Rugby Road (Route 750) to Stringfellow Road (Route 645), and approximately 12,200 feet of new 24-inch water main along Stringfellow Road from Route 50 to Interstate 66.

Tentative Planning Commission Date: Not yet scheduled

Representative Jamie Bain of the Fairfax County Water Authority provided an overview of the water main project. It is being constructed to provide a complete transmission loop for the Centreville and Chantilly area as needed for residential growth in this area.

All committee members present voiced approval for this application.